

Aldreds
Estate Agents



35 Westland Road

South Oulton Broad, Lowestoft, NR33 9AA

Asking Price £200,000



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Aldreds are delighted to offer this three bedroom semi detached bungalow in this very desirable South Lowestoft location being within walking distance of local amenities including the railway station, beach & National Park. The spacious accommodation includes an entrance hall, spacious lounge, kitchen/breakfast room, bathroom, separate WC and three bedrooms. Outside to the front there is a driveway providing ample off road parking leading to a garage. To the rear there is a beautifully presented and private rear garden with lawned and vegetable planting areas. Some basic updating work is required. Set at a very realistic asking price, early viewing is strongly recommended.

Entrance Hall

Fitted carpet, uPVC entrance door, coved ceiling, electric storage heater.

Lounge

10'9" x 13'10" (3.3 x 4.22)

Fitted carpet, coved ceiling, uPVC window, power points, tv point, tiled fireplace with inset living flame electric fire.

Kitchen

13'3" x 10'11" (max) (4.05 x 3.33 (max))

Fitted kitchen flooring, a range of fitted kitchen units with work surfaces, polycarbonate sink with single drainer, tiled splashbacks, recess for white goods, plumbing for a washing machine, full length pantry cupboard, space for dining table & chairs, double aspect uPVC windows, storage heater.

Bathroom

Tile effect vinyl flooring, bathroom suite comprising of a panel bath, pedestal sink, part tiled walls, uPVC window, shaving socket.

Rear Lobby

Tile effect vinyl flooring, uPVC door leading out to rear garden.





WC

Fitted bathroom flooring, low level WC, wall mounted sink, part tiled walls, uPVC window.

Bedroom 1

11'0" x 13'1" (3.36 x 3.99)

Fitted carpet, coved ceiling, uPVC window, power points.

Bedroom 2

11'1" x 10'6" (3.39 x 3.21)

Fitted carpet, coved ceiling, uPVC window, power points.

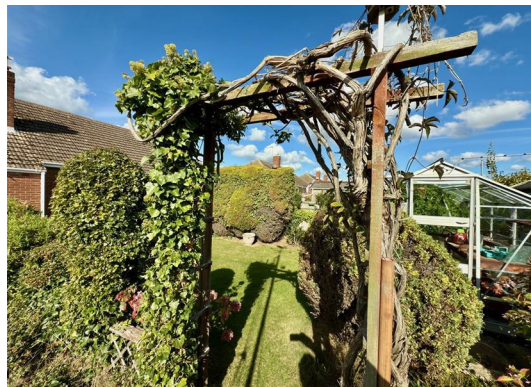
Bedroom 3

10'9" x 6'7" (3.3 x 2.02)

Fitted carpet, coved ceiling, uPVC window, power points, tv point.

Outside

To the front of the property there is a beautifully presented frontage enclosed by low level brick walls, long driveway providing ample off road parking leading to a garage. To the rear of the property there is a sizeable lawned garden with a private rear and side aspect, a full range of flowers & shrubs, vegetable planting area, timber & felt garden shed, greenhouse, all enclosed by timber fencing, side access leading to front driveway.



Floor Plan

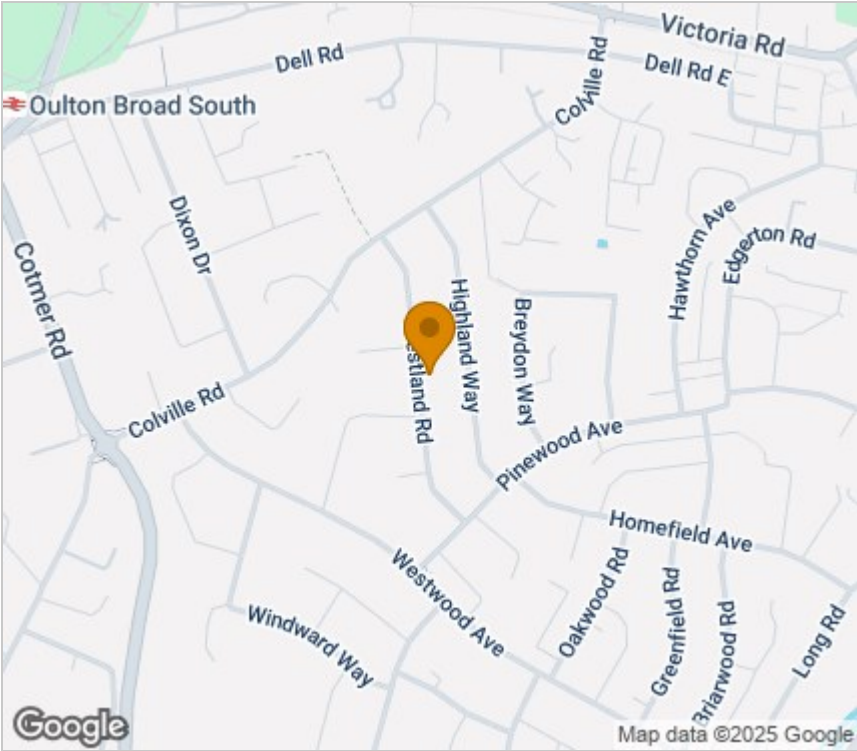


Viewing

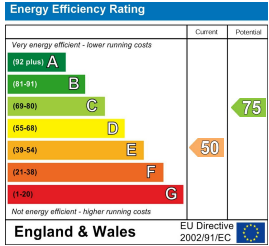
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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